

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0011**Z.A.P. DATE:** April 16, 2019**SUBDIVISION NAME:** Forest Bluff Section 7-Preliminary Plan**AREA:** 19.27 Acres**LOT(S):** 86 Total Lots**OWNER/APPLICANT:** JB DI Development**AGENT:** Randall Jones Assoc. Eng.
(Israel Ramirez)**ADDRESS OF SUBDIVISION:** Wideleaf Drive**GRIDS:** L: 13/14**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential, Detention and Right-of-Way**ADMINISTRATIVE WAIVERS:** N/A

VARIANCES: Applicant was granted the following environmental variances from environmental board and approved by ZAP on March 19, 2019: Variance from Title 30-5-341 and 30-5-342 (1) to allow cut/fill exceeding 8 feet.

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The plan is composed of 86 lots on 19.27 acres. The proposed subdivision includes 85 single-family lots, 1 detention lot. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county.

In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school

district. The closes school is Hornsby Bend-Dunlap Elementary School on Hound Dog Trail. The closes fire station is from EDS #12 located on Hunters Bend Road.

PUBLIC NOTICE:

As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders within 500 feet of the proposed development, registered environmental and homeowner's associations.

ISSUES:

Staff has not received any calls from anyone on this preliminary plan.

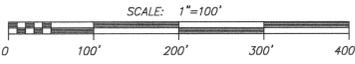
STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

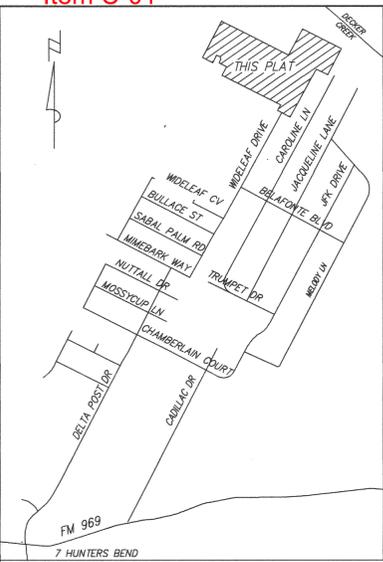
PHONE: 854-7562

PRELIMINARY PLAN OF FOREST BLUFF SECTION 7



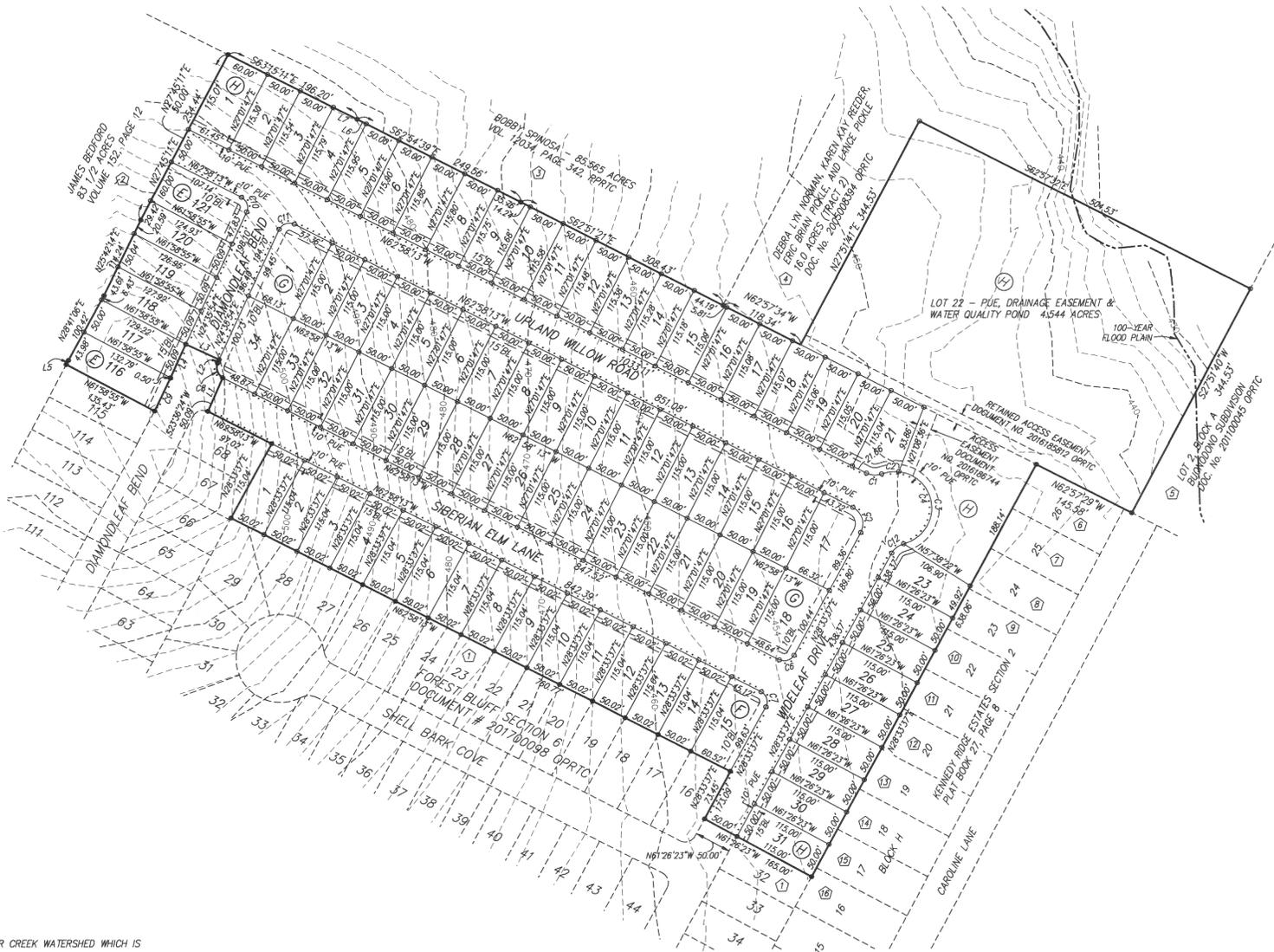
LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH CAP STAMPED "RJS"
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTE WATER EASEMENT
- BL = BUILDING SETBACK LINE
- ETE = ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- (H) = BLOCK NAME
- = SIDEWALK REQUIRED



ADJACENT OWNER NAME AND ADDRESS:

1. CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD #400
AUSTIN, TX 78750-1447
2. BEDFORD, JAMES ET AL
13904 FM 969
AUSTIN, TX 78724-6367
3. SPINOSA, BOBBY
15601 DECKER LAKE RD
MANOR, TX 78653-4903
4. NORMAN, DEBRA LYNN ET AL
c/o ERIC B PICKLE
458 BURNS RD
LULING, TX 78648
5. BUONODONO, ANTHONY D & AMBER L LUTTIG BUONODONO
15801 DECKER LAKE RD
MANOR, TX 78653-4983
6. RODRIGUEZ JUAN M & SONIA GUAJARDO
6304 CAROLINE LN
AUSTIN, TX 78724-8524
7. PEREZ, VANESA RODRIGUEZ
6302 CAROLINE LN
AUSTIN, TX 78724
8. GRANADOS, JORGE ARLY ARELLANO
6300 CAROLINE LN
AUSTIN, TX 78724-8524
- 9-11. GARCIA, MIRNA
5901 J F K HOES
AUSTIN, TX 78724-8505
12. BALDERAS, FRANCISCO
6204 CAROLINE LN
AUSTIN, TX 78724-8526
13. BENITEZ, GRACIELA
8907 DAMITA JO DR
MANOR, TX 78653-4826
14. LAZARO JUAN GERARDO
8907 DAMITA JO DR
MANOR, TX 78653-4826
15. MENDOZA, MARY & SANJUANITA MARIE GONZALEZ
6112 CAROLINE LN
AUSTIN, TX 78724
16. SANCHEZ SAUL & DIANNA
2406 ASHLEY WAY
AUSTIN, TX 78744



NOTES:

1. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE DECKER CREEK WATERSHED WHICH IS CLASSIFIED AS SUBURBAN.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE HORNSBY BEND UTILITY COMPANY WATER AND WASTEWATER SYSTEMS.
3. ALL BUILDING SETBACK LINES WILL BE 15 FEET FOR THE FRONT BUILDING LINE, 10 FEET FOR STREET SIDE BUILDING LINES, AND 5 FEET ON INTERIOR SIDE LOT LINES.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG UPLAND WILLOW ROAD, DIAMONDLEAF BEND, SIBERIAN ELM LANE, AND WIDELEAF DRIVE PUBLIC STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 30-6-351.
6. ALL STREETS WILL BE BUILT TO CITY OF AUSTIN URBAN STANDARDS.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. LDC 30-4-83.
12. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN. LDC 30-5-1
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
14. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS AND CITY OF AUSTIN OR ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
16. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
17. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
18. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE PERFORMED ACCORDING TO THE CITY OF AUSTIN STANDARDS.
19. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY, AND THE CITY OF AUSTIN.
20. ALL DRAINAGE EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
21. STREETS IN THIS SECTION WILL NOT BE APPROVED AND ACCEPTED FOR MAINTENANCE UNTIL AFTER THE STREETS IN FOREST BLUFF SECTION 6 HAVE BEEN APPROVED BY TRAVIS COUNTY AND ACCEPTED FOR MAINTENANCE.
22. ALL STREETS, DRAINAGE, SIDEWALKS, AND EROSION CONTROLS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
23. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY TO SERVE THIS SECTION HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.
24. THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER 2003119897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THIS PLAT WAS ANNEXED TO THE FOREST BLUFF OWNERS ASSOCIATION BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2004222929 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
25. THE SUBDIVISION OWNER / DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER / DEVELOPER OR INDIVIDUAL HOME BUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER / DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.
26. STREETS WILL BE PUBLIC.
27. A PART OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ACCORDING TO FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP # 48453C0490, TRAVIS COUNTY, TEXAS, EFFECTIVE 08/18/2014.
28. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 85 DWELLING UNITS.
29. A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO THE COA LAND DEVELOPMENT CODE TO VARY FROM LDC 30-5-341 AND 30-5-342 TO ALLOW CUT AND FILL EXCEEDING 8 FEET, WAS APPROVED FOR THIS SITE BY THE ZONING AND PLATTING COMMISSION ON
30. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
31. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
32. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
33. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN, OR SITE PLAN STAGE UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

LINEAR FEET OF NEW STREETS:

NAME	RIGHT OF WAY WIDTH	LENGTH
DIAMONDLEAF BEND	50	236'
UPLAND WILLOW ROAD	50	1089'
SIBERIAN ELM LANE	50	885'
WIDELEAF DRIVE	50	494'
TOTAL		2704'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	21.03	25.00	48°11'23"	N87°03'55"W	20.41
C2	23.70	50.00	27°09'48"	N82°25'18"E	23.48
C3	140.28	50.00	160°44'47"	N03°37'24"W	98.59
C4	163.98	50.00	187°54'36"	N17°12'18"W	98.76
C5	39.94	25.00	91°31'50"	N17°12'18"W	35.82
C6	23.16	15.00	88°28'10"	N72°47'42"E	20.93
C7	23.96	15.00	91°31'50"	N17°12'18"W	21.49
C8	22.93	15.00	87°34'07"	N19°11'10"W	20.76
C9	49.55	1438.66	1°58'19"	N25°35'03"E	49.54
C10	22.93	15.00	87°34'07"	N19°11'10"W	20.76
C11	24.20	15.00	92°23'53"	N72°48'50"E	21.66
C12	21.03	25.00	48°11'23"	N82°25'18"E	20.41

SURVEYORS CERTIFICATION:
THIS IS TO STATE THAT THE SURVEY RELATED REQUIREMENTS AND SURVEY ITEMS ON THIS PLAN COMPLY WITH THE CITY OF AUSTIN, TEXAS TITLE 30 LAND DEVELOPMENT CODE, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William L. Johnson
WILLIAM L. JOHNSON RPLS NO. 5425
STATE OF TEXAS



ENGINEER'S CERTIFICATION:
THIS IS TO STATE THAT THIS PLAN COMPLIES WITH THE CITY OF AUSTIN, TEXAS TITLE 30 LAND DEVELOPMENT CODE.

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0490-J, TRAVIS COUNTY, TEXAS, EFFECTIVE 08/18/2014.

MINIMUM FINISHED FLOOR FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 434' M.S.L.

Israel Ramirez 3.27.2019
ISRAEL RAMIREZ
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°36'24"E	50.00'
L2	N24°35'54"E	5.48'
L3	N65°24'08"W	50.00'
L4	S24°35'54"W	50.59'
L5	N27°35'58"E	6.02'
L6	N62°54'39"W	13.80'
L7	N63°15'11"W	36.20'

SITE DATA:

- 85 SINGLE FAMILY LOTS
- 1 DRAINAGE EASEMENT LOT
- 86 TOTAL LOTS
- TOTAL AREA OF SITE: 19.27 ACRES
- JOHN BURLESON SURVEY NO. 33, ABSTRACT NO. 5

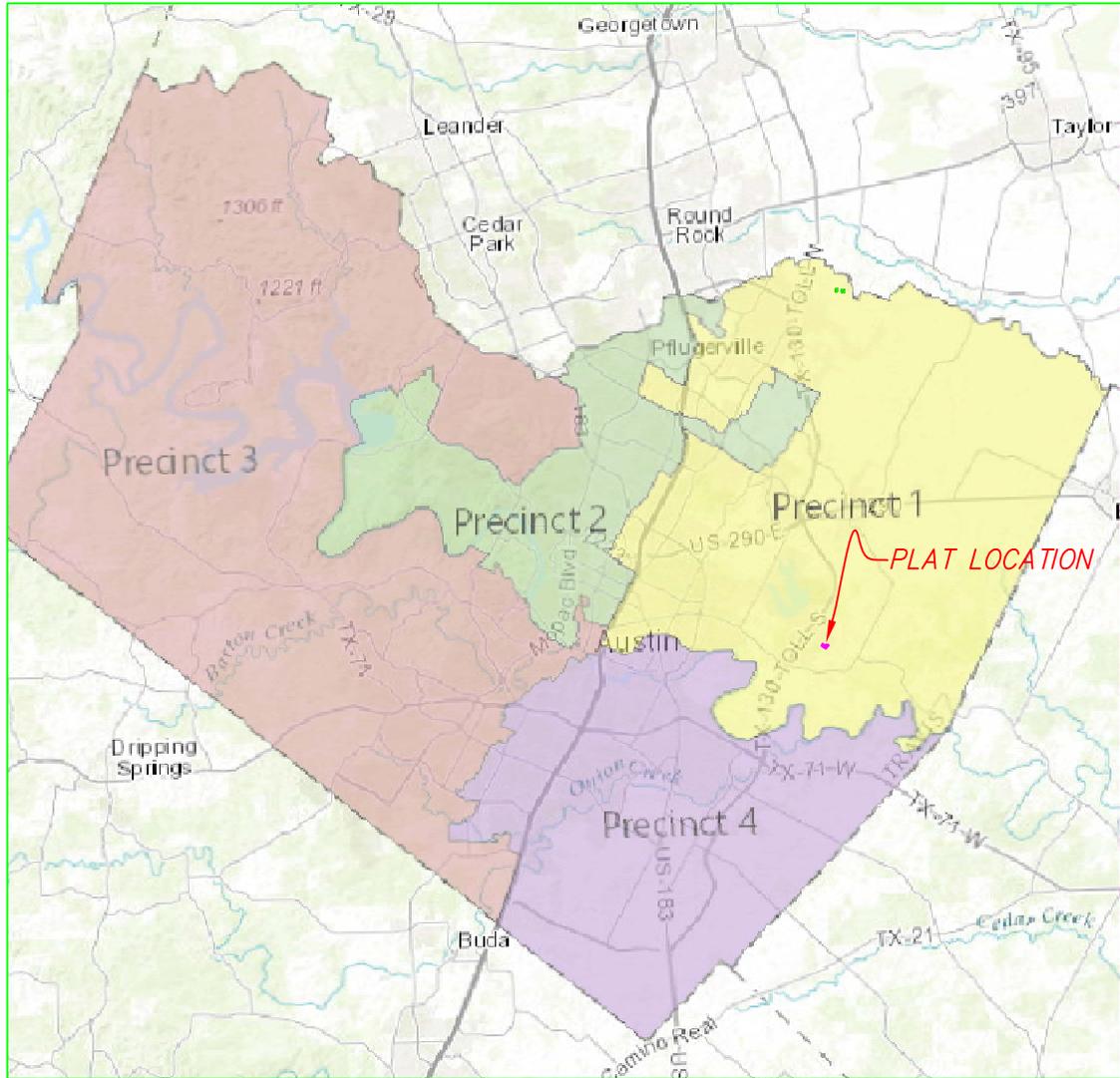
PROPERTY OWNER:

JBDI DEVELOPMENT, INC.,
A TEXAS CORPORATION
JOHN S. LLOYD, PRESIDENT
JBDI DEVELOPMENT, INC., A TEXAS CORPORATION
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

DATE: FEBRUARY 12, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



PLAT/PRECINCT LOCATION MAP
(NOT TO SCALE)

FOREST BLUFF SECTION 7